



AMENDED AGENDA
Regular Session and Special Session
Queen Creek Town Council
Community Chambers, 20727 E. Civic Parkway
June 17, 2020
6:30 PM

Following the recommendations from the CDC to help slow the spread of COVID-19, attendance at Town meetings is currently limited to 25 people, including members of the Town Council and staff, to maintain physical distancing. Some members of the Town Council and staff may attend electronically.

The public can continue to watch the meeting live streamed at [QueenCreek.org/Watch Meetings](https://www.queen-creek.org/WatchMeetings) by selecting “video” next to the applicable meeting (once the meeting begins) or by visiting the Town’s [Ustream](https://www.queen-creek.org/Ustream) account at <https://video.ibm.com/councilmeeting>.

Public comment: in addition to attending in-person, there are two options for residents to submit public comment for the June 17 Town Council meeting:

- ***Email: submit a comment to PublicComment@QueenCreek.org. Every email received will be entered into the official record. Please include your name, address, comment and note if your comment is for call to the public or the public hearing.***
- ***WebEx Online Meeting: Using a computer, tablet or smartphone, log into the meeting through WebEx (LINK) and provide a public comment. To participate, register with your name, address and comment. View detailed at [QueenCreek.org/WatchMeetings](https://www.queen-creek.org/WatchMeetings).***

Comments without identifying name and address will not be read or submitted as part of the written record.

Pursuant to A.R.S. §§ 38-431.02 and 38-431.03, notice is hereby given to the members of the Town Council and the general public that, at this Regular Meeting, the Town Council may vote at any time during the Council Meeting to go into Executive Session, which will not be open to the public, for legal advice and discussion with the Town Attorney(s) for legal advice on any item listed on the following agenda, pursuant to A.R.S. § 38-431.03(A)(3).

The Mayor or other presiding officer at the meeting may change the order of Agenda Items and/or take items on the Agenda in an order they determine is appropriate.

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- 1. Call to Order:**
- 2. Roll Call:** (Members of the Town Council may attend electronically and/or telephonically)
- 3. Pledge of Allegiance:**
- 4. Invocation/Moment of Silence:**
- 5. Ceremonial Matters (Presentations, Proclamations, Awards, Guest Introductions and Announcements):**
 - A. None.
- 6. Committee Reports:**
 - A. Council summary reports on meetings and/or conferences attended. This may include but is not limited to Phoenix-Mesa Gateway Airport; MAG; East Valley Partnership; CAG. The Council will not propose, discuss, deliberate or take legal action on any matter in the summary unless the specific matter is properly noticed for legal action.
 - B. Committee and outside agency reports (only as scheduled)
 1. None.
- 7. Public Comments:** *Members of the public may address the Town Council on items not on the printed agenda and during Public Hearings. Please address the Town Council by completing a Request to Speak Card and turn it into the Town Clerk, sending an email to PublicComment@queencreek.org by 6:30 p.m. on June 17, 2020 (limited to 500 words – identify your name, address and whether you wish your comment to be read at the meeting or just submitted as part of the written record). The Town Council may not discuss or take action on any issue raised during public comment until a later meeting. Speakers are limited to three (3) minutes each. Only one comment (by email or by WebEx) per person per Agenda Item will be allowed and comments without identifying name and address will not be read or submitted as part of the written record.*
- 8. Consent Agenda:** *Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote. Members of the Town Council and or staff may comment on any item without removing it from the Consent Agenda or remove any item for separate discussion and consideration.*
 - A. Consideration and possible approval of the May 20, 2020 Regular Session Minutes.

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- B. Consideration and possible approval of a power distribution easement to be granted to Salt River Project on Rittenhouse Road for the Rittenhouse Road from 213th St. to Riggs Road Project (A0306).
- C. Consideration and possible approval of Resolution No. 1353-20 and the Reimbursement Agreement with Bonanza Land Company, LLC to provide for the reimbursement for Sewer Infrastructure Improvements for San Tan Groves Parcel A in an amount not to exceed \$39,784 (FY 20 Budgeted Item).
- D. Consideration and possible approval of a Construction Manager at Risk (CMAR) Contract with Willmeng Construction, Inc. pertaining to the construction of Fire Station No. 2 (CIP MF010) with a maximum amount of \$64,583 for pre-construction stage services and the necessary budget adjustments.
- E. Consideration and possible approval of a Construction Manager at Risk (CMAR) Contract with Willmeng Construction, Inc. pertaining to the construction of Fire Station No. 5 (CIP MF009) in the amount of \$62,139 for pre-construction stage services and the necessary budget adjustments.
- F. Consideration and possible approval of a one-year lease of premises renewal located at 22249 S. Ellsworth Road with Painting Wonderland LLC.
- G. Consideration and possible approval of an Intergovernmental Agreement between the Town of Queen Creek and Regional Public Transportation Authority in an amount not to exceed \$125,000 to complete the park-and-ride study.
- H. Consideration and possible approval of an Intergovernmental Agreement (IGA) between Maricopa Association of Government (MAG) and the Town of Queen Creek in an amount not to exceed \$72,600 for the development of the Project Assessment Report associated with the Queen Creek Wash Multi-Use Path Phase 2, between Rittenhouse Road and Meridian Road project #TE101 (FY20 CIP Contingency) and all associated budget transfers.
- I. Consideration and possible approval of the "Final Plats" for Harvest Queen Creek Parcels 2-4, 2-5 and 2-6, a request by Harvest QC LLC.
- J. Consideration and possible approval of the "Final Plat" for the Fat Cats Family Entertainment Center, a request by Lonnie C. & Debbie R. McCleeve Revocable Trust and FC Queen Creek LLC.
- K. Consideration and possible approval of the "Final Plat" of the Fulton Homes Barney Farms Phase 2, a request by Fulton Homes Corporation.

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- L. Consideration and possible approval of Resolution 1355-20 modifying Assessment Nos. 12.04, 12.06, 12.12 and 12.13.01 for Improvement District No. 001 of the Town of Queen Creek, Arizona.
- M. Consideration and possible approval of Resolution 1354-20 of the Mayor and Common Council of the Town of Queen Creek, Arizona, Approving and Authorizing the Town Manager and/or Department Director(s) to sign certain contracts and/or Agreements for the complete delivery of the Ocotillo Road from Signal Butte to Ironwood Drive Improvement Project, TOQC Project No. A0115 in an amount not to exceed \$22,017,081 (funded through the FY20 CIP budget and FY20 Contingency).
- N. Consideration and possible approval of Resolution 1357-20 of the Mayor and Common Council of the Town of Queen Creek, Arizona, Approving and Authorizing the Town Manager and/or Department Director(s) to sign any and all documents and/or Agreements and to pay all costs necessary in order to acquire interest in real and/or personal property located along Ocotillo Road in Sections 13 and 24, Township 2 South, Range 7 East, and Sections 18 and 19, Township 2 South Range 8 East in Maricopa County and Pinal County and listed in Exhibit A attached and their successors in interest through gift, purchase, or eminent domain and identifying the real and personal property as necessary for roadway improvements for the Ocotillo Road: Signal Butte Road to Ironwood Drive Project (A0115)

THE FOLLOWING EXPENDITURES ARE SUBJECT TO APPROVAL OF THE FY 20/21 BUDGET.

- O. Consideration and possible approval of Expenditures over \$25,000. (FY 2020/21 Budgeted Items)
 - 1. ACRO - Town-Wide Temporary Service: \$213,775 (Town-Wide)
 - 2. Dickinson Wright - Legal Services: \$1,334,000 (Town-Wide)
 - 3. Makinen Professional Services - Public Outreach Services: \$407,500 (Town-Wide)
 - 4. Queen Creek Unified School District - Town -Wide Fuel Purchases: \$416,000 (Town-Wide)
 - 5. Infosend - Utility Bill Printing Services: \$225,000 (Communications & Marketing, Utilities)
 - 6. Winner's Circle - Bedding/Shaving Contract: \$100,000 (Economic Development/HPEC)
 - 7. ACCELA - Annual Support for Accela Civic Platform: \$200,000 (Workforce Technology)

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8. Cartegraph Systems Inc. - Annual Support for Work and Asset Management and SeeClickFix Request Management Software: 115,000 (Workforce Technology)
9. CDWG - Microsoft Enterprise Licensing Renewal - Office 365: \$145,000 (Workforce Technology)
10. CDWG - Hardware/Peripheral Purchases: \$25,000 (Workforce Technology)
11. Citrix System - Annual Support and Maintenance for Virtual Desktop Appliance: \$55,000 (Workforce Technology)
12. DITO - Annual Google Licensing Renewal: \$65,000 (Workforce Technology)
13. E-Plan - Annual Support and Maintenance for E-plan Review: \$72,000 (Workforce Technology)
14. ESRI - Annual Support for GIS System Software Support: \$40,500 (Workforce Technology)
15. GRANICUS - Annual Support for Meeting Management Software and Town Website: \$35,000 (Workforce Technology)
16. Events by Image - Broadcast/Filming Services: \$35,000 (Workforce Technology)
17. IES Commercial Inc. - As-needed Contract Cabling Service: \$100,000 (Workforce Technology)
18. Keenology Corporation - Annual Licensing Fee for CIP Manager Software Maintenance: \$55,000 (Workforce Technology)
19. Sentinel Technologies - Annual Maintenance Agreement for Cisco Equipment: \$150,000 (Workforce Technology)
20. Sentinel Technologies - Managed Services - Security Operations: \$220,000 (Workforce Technology)
21. SHI International Corp. - Annual Software Support Fees for Network and Security Cloud Collaboration and Storage Services: \$125,000 (Workforce Technology)
22. Thin Client Computing - Technical/Consulting Services: \$175,000 (Workforce Technology)
23. Truepoint Solutions - Technical/Consulting Services: \$40,000 (Workforce Technology)

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24. Tyler Technologies - Annual Financial System (MUNIS) Support Renewal: \$175,000 (Workforce Technology)
25. Xerox Corporation - Annual Printer Fleet Agreement with Arizona Office Technologies (AOT): \$86,000 (Workforce Technology)
26. ZENCITY - Social Media Tracking Software: \$36,000 (Workforce Technology)
27. Bound Tree - Medical Equipment & Supplies: \$70,000 (Fire & Medical)
28. City of Mesa - Fire Dispatch Services: \$190,000 (Fire & Medical)
29. L.N. Curtis - Personal Protective Equipment & Firefighting Equipment & Supplies: \$153,000 (Fire & Medical)
30. Supreme Oil Company - Fire Fleet Fueling: \$84,000 (Fire & Medical)
31. United Fire - Fire Uniforms: \$86,000 (Fire & Medical)
32. East Valley Wellness Center LLC - Annual Medical Exams Required for Fire Personnel: \$70,000 (Fire & Medical)
33. Hughes Fire Equipment - Fire Apparatus Repairs and Maintenance Services: \$125,000 (Fire & Medical)
34. City of Mesa - Fire Apparatus Repairs and Maintenance Services: \$25,000 (Fire & Medical)
35. League of Arizona Cities and Towns - FY21 Annual Membership Dues: \$30,901 (Town Manager)
36. Kutak Rock - Government Relations Services: \$30,000 (Town Manager)
37. Maricopa County Sheriff's Office (MCSO) - Law Enforcement Contract: \$9,078,086 (Town Manager)
38. All Holler - Tax Audit Services: \$50,000 (Finance)
39. Public Trust Advisors, LLC - Investment Management Services: \$40,000 (Finance)
40. Arizona Department of Revenue (DOR) - Annual Assessment for Sales Tax Revenue Collections: \$131,000 (Finance)

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41. Blue Locker Commercial Diving Services - Well Maintenance & Repairs: \$50,000 (Utility Services)
42. Dana Kepner - Meters, Meter Fittings and Services for Water: \$1,350,290 (Utility Services)
43. Empire - Heavy Equipment Rental Services: \$165,000 (Utility Services)
44. Instrumentation & Controls - Well Equipment: \$200,000 (Utility Services)
45. MISCO - Well Equipment: \$200,000 (Utility Services)
46. Valleywide Generator Services - Generator Maintenance Service and Repairs: \$100,000 (Utility Services)
47. Roadrunner Paving - Paving & Asphalt Maintenance: \$150,000 (Utility Services)
48. Cleanview - Sewer and Storm Drain Video Inspection Services: \$85,000 (Utility Services, Public Works, and Development Services)
49. Western Oilfields dba Rain for Rent - Well: \$50,000 (Utilities)
50. Hill Borthers - Water Quality: \$50,000 (Utilities)
51. Gammage & Burnham - Legal Services: \$50,000 (Utilities)
52. Senergy Petroleum/SP Acquisition - Water Distribution: \$50,000 (Utilities)
53. Swain Electric - Electrical Services: \$570,000 (Utilities/Public Works)
54. Foster Electric - Electrical Services: \$250,000 (Utilities)
55. WIST Supply Equipment - Furniture: \$50,000 (Public Works)
56. Daikin Applied American/McQuay International - Repair and Maintenance: \$55,800 (Public Works)
57. PBC Phoenix, Inc. - Custodial Service: \$400,000 (Public Works)
58. Hillyard - Janitorial Supplies Equipment and Services: \$75,000 (Public Works)
59. SD Crane - General Contracting, Electrical, Plumbing, Carpentry Services for Town Owned Facilities: \$250,000 (Public Works)

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60. APL - Card and Door Access Repair and New Install: \$100,000 (Public Works)
61. Climatec - Fire Suppression Systems: \$250,000 (Public Works)
62. Day Auto Supply - Fleet Vehicle Maintenance Parts/Oil/Supplies: \$125,000 (Public Works)
63. T-Mobile - Geo Code - GPS Tracking Services: \$30,000 (Public Works)
64. Cactus Asphalt - Seal Coat Applications for Various Town-Owned Roads: \$450,000 (Public Works/HURF)
65. Holbrook Asphalt - Application of Pavement Preservation Material: \$145,000 (Public Works/HURF)
66. Ace Asphalt - Parking Lot/Roadway Maintenance: \$225,000 (Public Works/HURF)
67. C&S Sweeping - Street Sweeping Services: \$130,000 (Public Works/HURF)
68. Crafcoc Inc. - Material for Crack Seal: \$30,000 (Public Works/HURF)
69. Franklin Striping Inc. - Pavement Markings: \$150,000 (Public Works/HURF)
70. MR Tanner - Asphalt/Pavement Repairs: \$1,170,500 (Public Works/HURF)
71. Southwest Slurry - Pavement Preservation: \$185,000 (Public Works/HURF)
72. Morgan Industries - Fog Seal Applicators: \$430,000 (Public Works/HURF)
73. Epifini Landscaping - Roadside Landscape Maintenance Services: \$44,000 (Public Works)
74. Target Specialties - Weed Chemical Supplies: \$29,000 (Public Works)
75. Sonoran Stabilization - Dust Control Stabilizer: \$30,000 (Public Works)
76. Inter-West - Street Maintenance Supplies: \$35,000 (Public Works)
77. Contractors West - Traffic Signal Fiber/ITS Device Maintenance: \$35,000 (Public Works/Traffic)
78. AJP Electrical Services: \$50,000 (Public Works)
79. Fluoresco Services - Street Light Maintenance: \$150,000 (Public Works)

- 80. Sunrise Engineering - Civil Engineering Plan Review Services: \$70,000 (Development Services)
- 81. AZ Code Consultants, Brown & Associates, Bureau Veritas North America, Shums Coda Associates - Building Plan Review & Inspection Services: \$100,000 (Development Services)

VEHICLES/EQUIPMENT

- 82. Sanderson Ford - F15 Crew Cab & One Ton Box Truck: \$170,000 (Utilities)
 - 83. RWC - 3000 Gallon Water Tank: \$35,000 (Public Works/Fleet)
 - 84. AZ Wastewater Industries, Inc. - Sewer Vac Truck: \$420,000 (Utilities)
 - 85. Baylor - Unfitting for Replacement Vehicle - Valve Turner: \$63,000 (Utilities)
 - 86. Courtesy Chevrolet - Replacement Vehicles: \$190,000 (Utilities, Streets)
- P. Consideration and possible approval of an Intergovernmental Agreement with the Queen Creek Unified School District for the School Resource Officer (SRO).
- Q. Consideration and possible approval of an Intergovernmental Agreement (IGA) between Maricopa County and the Town of Queen Creek for the purpose of Animal Control services in the amount of \$26,562. (FY 20/21 budgeted item)
- R. Consideration and possible approval of a Third Amendment to the agreement with Rich Hendricks increasing the total agreement by \$5,000 for a total amount not to exceed \$29,000 annually for public safety consulting services. (FY20/21 budgeted item)
- S. Consideration and possible approval of a Third Amendment to the agreement with Jim Keith in the amount of \$15,000 for a total contract amount not to exceed \$40,000 for public safety consultant services. (FY19/20 and FY20/21 budgeted item)
- T. Consideration and possible approval of the service and license agreement between the Queen Creek Chamber of Commerce and the Town of Queen Creek in the amount of \$75,000 for fiscal year 2020-2021.
- U. Consideration and possible approval of the agreement between the Greater Phoenix Economic Council and the Town of Queen Creek in the amount of \$26,952 for fiscal year 2020-2021.

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- V. Consideration and possible approval of a one-year graphic design contract, with up to four possible one-year renewals, with Campbell Fisher, Davidson Belluso, Esser Design, Gould Evans, Inc., HAPI, Pat Davis Group, and Small Giants for graphic design services on an as-needed basis not to cumulatively exceed \$95,000. (RFP 20-011; Budgeted in FY20/21)
 - W. Consideration and possible approval of seven (7) one-year printing services contracts, with up to four, one-year renewals, with 2CT Media, LLC, AZCal, LLC dba Fastsigns, BC Graphics Inc. dba Blank Canvas, Complete Print Shop Inc., Kyrene Elementary School District, Printing Specialists LLC, Thomas Reprographics Inc., dba Thomas Printworks for miscellaneous printing services on an as-needed basis not to cumulatively exceed \$175,000. (RFP No. 20-022; Budgeted for FY 20/21)
 - X. Consideration and possible approval of Resolution 1360-20, authorizing the Town Manager to sign a Joinder Agreement with the Arizona Public Safety Personnel Retirement System (PSPRS) fund manager, and authorizing the Town Attorney and Town Manager to negotiate and finalize the Joinder Agreement.
- 9. Items for Discussion:** *These items are for Town Council discussion only and no action will be taken. In general, no public comment will be taken.*
- A. Review Results of 2020 Excise Tax and State Shared Revenue \$95M Bond Sale
- 10. Public Hearing Consent Agenda:** *Matters listed under the Public Hearing Consent Agenda are considered to be routine and will be enacted by one motion and one vote. Please address the Town Council on any of the items on the Public Hearing Consent Agenda by completing a Request to Speak Card and turn it into the Town Clerk, sending an email to PublicComment@queencreek.org (limited to 500 words – identify your name, address and whether you wish your comment to be read at the meeting or just submitted as part of the written record) or by WebEx (instructions at QueenCreek.org/WatchMeetings). Speakers are limited to three (3) minutes each. Only one comment (either by email or by WebEx) per person per Agenda Item will be allowed and comments without identifying name and address will not be read or submitted as part of the written record.*
- A. None.
- 11. Public Hearings:** *If you wish to speak to the Town Council on any of the items listed as a Public Hearing, please address the Town Council by completing a Request to Speak Card and turn it into the Town Clerk, sending an email to PublicComment@queencreek.org (limited to 500 words – identify your name, address and whether you wish your comment to be read at the meeting or just submitted as part of the written record) or by WebEx (instructions at QueenCreek.org/WatchMeetings). Speakers are limited to three (3) minutes each. Only one*

comment (either by email or by WebEx) per person per Agenda Item will be allowed and comments without identifying name and address will not be read or submitted as part of the written record.

A. Public Hearing on the Town's FY2020/21 Final Budget.

12. Final Action: *If you wish to speak to the Town Council on any of the items listed under Final Action, please address the Town Council by completing a Request to Speak Card and turn it into the Town Clerk, sending an email to PublicComment@queencreek.org (limited to 500 words – identify your name, address and whether you wish your comment to be read at the meeting or just submitted as part of the written record) or by WebEx (instructions at QueenCreek.org/WatchMeetings). Speakers are limited to three (3) minutes each. Only one comment (either by email or by WebEx) per person per Agenda Item will be allowed and comments without identifying name and address will not be read or submitted as part of the written record.*

A. Consideration and possible approval of Resolution 1342-20 authorizing (1) Amendment No. 2 to the loan agreement for loan No. 920132-08 from the Water Infrastructure Finance Authority of Arizona (“WIFA”); (2) Amendment No. 2 to the loan agreement for loan No. 920243-14 from WIFA; (3) a drinking water loan agreement for loan No. 920304-20 with WIFA; (4) a clean water loan agreement for loan No. 910184-20 with WIFA; and (5) declaring an emergency.

B. Consideration and possible approval of Resolution 1359-20 approving changes to the financial policies and governing guidance included with the FY 2020-21 Budget.

C. Discussion and possible approval of the 2020-2025 Town of Queen Creek Corporate Strategic Plan.

13. Adjournment of the Regular Session:

1. Call to Order of the Special Session:

2. Roll Call:

3. Final Action:

A. Discussion and possible action on Resolution 1358-20 adopting the FY 2020/21 Final Town Budget.

4. Adjournment of the Special Session:

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Pursuant to ARS 38-431.02 notice is hereby given to the members of the Queen Creek Town Council and to general public that the Queen Creek Town Council will hold a meeting open to the public as set forth above.

I, Maria Gonzalez, do hereby certify that I caused to be posted this 16th day of June the Agenda for the June 17, 2020 Regular Session and Special Session of the Queen Creek Town Council in the following places: 1) Queen Creek Town Hall; 2) Queen Creek Library; 3) Queen Creek Community Center bulletin board.

Maria E. Gonzalez, CMC

The Town of Queen Creek encourages the participation of disabled individuals in the services, activities, and programs provided by the Town. Individuals with disabilities who require reasonable accommodations in order to participate should contact the Town Clerk's office at (480) 358-3000.